

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb and  
postcode

8a Paterson Street, Hawthorn Vic 3122

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&amp;

\$1,200,000

**Median sale price**

Median price \$2,410,500

House

X

Unit

Suburb Hawthorn

Period - From 01/01/2018

to

31/03/2018

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Tara St HAWTHORN EAST 3123	\$1,200,500	19/04/2018
2	3/7 Homebush Cr HAWTHORN EAST 3123	\$1,038,000	21/04/2018
3	2 Station St HAWTHORN EAST 3123	\$1,006,000	24/03/2018

OR

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 2  1  2

**Rooms:** 6

**Property Type:** House

**Land Size:** 284.526 sqm approx

**Agent Comments**

Street frontage. Can accommodate for 2 cars. Freshly painted and renovated. Good size backyard. Very workable floor plan.

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

March quarter 2018: \$2,410,500

## Comparable Properties



**4 Tara St HAWTHORN EAST 3123 (REI)**

 2  2  -

**Price:** \$1,200,500

**Method:** Sold Before Auction

**Date:** 19/04/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 188 sqm approx

**Agent Comments**

This has a very small 3rd bedroom upstairs. More comparable to the size of a study. This property has also less land.



**3/7 Homebush Cr HAWTHORN EAST 3123 (REI)**

 2  1  1

**Price:** \$1,038,000

**Method:** Auction Sale

**Date:** 21/04/2018

**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

Steep staircase leading up to the property. This property has also been renovated.



**2 Station St HAWTHORN EAST 3123 (REI)**

 2  1  -

**Price:** \$1,006,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 130 sqm approx

**Agent Comments**

Very old property. Has a road next door to the property.